069.0	0004	0001.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	660,800 /	660,800
					USE VALUE:	660,800 /	660,800
					ASSESSED:	660,800 /	660,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		DAVIS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SANGELEER WILLIAM J	
Owner 2:		
Owner 3:		
Street 1:	5 DAVIS AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,068 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1933, having primarily Aluminum Exterior and 1656 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4068.000	272,700	8,700	379,400	660,800
Total Card	0.093	272,700	8,700	379,400	660,800
Total Parcel	0.093	272,700	8,700	379,400	660,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.94 | /Parcel: 398.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 069.0-0004-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	272,700	8700	4,068.	379,400	660,800	660,800	Year End Roll	12/18/2019
2019	101	FV	217,700	9000	4,068.	352,300	579,000	579,000	Year End Roll	1/3/2019
2018	101	FV	217,700	9000	4,068.	352,300	579,000	579,000	Year End Roll	12/20/2017
2017	101	FV	217,700	9000	4,068.	309,000	535,700	535,700	Year End Roll	1/3/2017
2016	101	FV	217,700	9000	4,068.	281,900	508,600	508,600	Year End	1/4/2016
2015	101	FV	212,100	9300	4,068.	249,300	470,700	470,700	Year End Roll	12/11/2014
2014	101	FV	212,100	9300	4,068.	235,800	457,200	457,200	Year End Roll	12/16/2013
2013	101	FV	212,100	9300	4,068.	224,400	445,800	445,800		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5941

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13258-212		8/1/1977		43,700	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/23/2008	505	Re-Roof	4,000	C		G9	GR FY09	
7/23/1998	495		18,000					DEMO GARGAE-BUILD

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	CC	Chris C
4/8/2009	Meas/Inspect	372	PATRIOT
11/13/1999	Inspected	256	PATRIOT
10/7/1999	Mailer Sent		
10/7/1999	Measured	263	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4068		Sq. Ft.	Site		0	70.	1.33	12									379,428						379,400	

Total AC/HA: 0.09339 | Total SF/SM: 4068 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 379,428 | Spl Credit | Total: 379,400

User Acct

44240

GIS Ref

GIS Ref

Insp Date

11/01/18

!5941!

PRINT

Date	Time
12/10/20	20:45:50

LAST REV

Date	Time
04/16/19	15:26:47

apro

USER DEFINED

Prior Id # 1:	44240
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.34261203
Const Adj.:	0.98990101
Adj $ / SQ:	166.132
Other Features:	64500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	370524
Depreciation:	97818
Depreciated Total:	272705

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

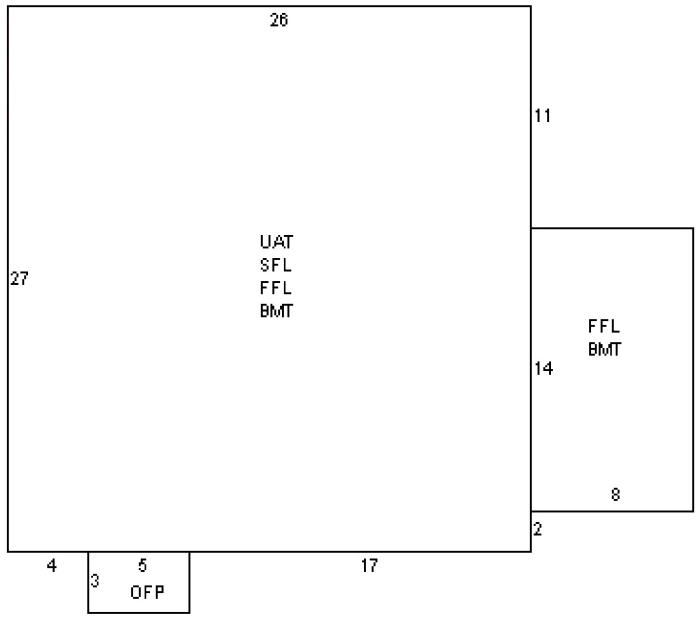
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	166.13
Special Features:	0	Val/Su Net:	108.17
Final Total:	272700	Val/Su SzAd	179.88

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	814	49.840	40,569
FFL	First Floor	814	166.130	135,231
SFL	Second Floor	702	166.130	116,624
UAT	Upper Attic	176	73.760	12,945
OFP	Open Porch	15	43.560	653

Net Sketched Area:	2,521			Total:	306,022
Size Ad	1516	Gross Are	3047	FinArea	1656

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	80	E	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0004-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X24	A	AV	1998	19.73	T	16.8	101			8,700			8,700

More:	N	Total Yard Items:	8,700	Total Special Featues:		Total:	8,700